

**TRANSFER
TAX
PAID**

Doc # 2005006571
Book 8334 Page 0209

WARRANTY DEED
Statutory Short Form

32-65-7

I, **BARBARA A. CARROLL** of 104 Evergreen Drive, Waterville, ME 04901, for consideration paid, grant and convey to **KAREN CURTIS** of 1 Bearce Road, Winthrop, ME 04364, with Warranty Covenants, the real estate described as follows:

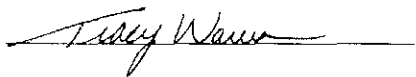
The Unit known as Unit No. 7 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File No. E-87017. Specific reference is made to the Restatement of the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated September 28, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6657, Page 185. Said Restatement of the Ridgewood East Townhouse Condominium restates the Ridgewood East Townhouse Condominium Declaration dated January 28, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3101, Page 308, as amended by First Amendment dated August 3, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3207, Page 112; and as further amended by Second Amendment dated April 19, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3334, Page 262, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in the Kennebec County Registry of Deeds in Plan Files Numbers E-87018, E-87019 and E-87020.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

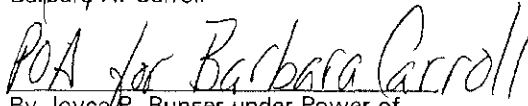
Being the same premises conveyed to James J. Carroll and Barbara A. Carroll by Warranty Deed from Michael P. Runser dated October 2, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5764, Page 313. James J. Carroll died on February 2, 2005, and Barbara A. Carroll is the surviving joint tenant.

WITNESS my hand and seal this 11th day of March, 2005.

Signed, Sealed and Delivered
in the presence of:




Barbara A. Carroll


By Joyce P. Runser under Power of
Attorney dated December 20, 2004,
and to be recorded in the Kennebec
County Registry of Deeds concurrent
herewith.

②KS

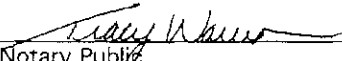
32-65-7

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: March 11, 2005

Then personally appeared the above named **JOYCE P. RUNSER** as attorney in fact for the above named Barbara A. Carroll, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Barbara A. Carroll.

Before me,


Notary Public
Print
Name: TRACY L. WARREN
Notary Public, Maine
My Commission Expires January 18, 2009

Received Kennebec SS.
03/14/2005 1:26PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS